



Woodley Hall, Paper Mill Lane, Bramford, Ipswich, IP8 4BX

welcome to

Woodley Hall, Paper Mill Lane, Bramford, Ipswich

Dating back to the 1700's and occupying a plot approaching one acre, this charming five-bedroom detached cottage boasts four reception rooms, a separate barn with conversion potential (STPP), gated grounds and a superb semi-rural setting.

Agents Note:

Please note this property has a septic tank.

Entrance Porch

A welcoming entrance porch providing access to the main accommodation.

Snug

A characterful reception room featuring original floorboards, exposed beams and supports, wall lighting, an impressive inglenook fireplace with exposed brickwork, fitted wood-burning stove, useful built-in storage cupboards and double glazed window to the front.

Living Room

A superb dual-aspect reception room ideal for entertaining, benefiting from French doors opening to the garden, double glazed windows to the rear, a bay window to the side, original floorboards, radiator, TV point, exposed beams and a feature Aga-style wood-burning stove, set upon a brick hearth.

Dining Room

A spacious formal dining room with double glazed bay window, an additional side window, allowing for excellent natural light, wooden flooring, exposed beams, radiator and ample space for a dining table and chairs.

Study

An ideal home office featuring double glazed windows to the rear and side, a door to the garden, original floorboards and radiator.

Kitchen/Breakfast Room

A generous farmhouse-style kitchen fitted with a range of base units finished in red with stone-effect worktops, tiled flooring throughout, a ceramic one-and-a-half bowl sink with drainer and chrome mixer tap, traditional Rayburn cooker providing the heating source, an additional integrated oven, microwave and dishwasher, exposed beams and supports, double glazed windows to the front and rear, providing excellent natural light.

Pantry

A walk-in pantry with additional storage and space for an American-style fridge/freezer.

Utility Room

Double glazed window to the front, a door to the garden, tiled flooring, black heated towel rail and space for appliances.

Ground Floor Cloakroom

Low level WC and wash hand basin.

First Floor Landing

Carpet flooring, exposed beams, roof tunnel light, storage cupboard and double glazed window to the rear.

Master Bedroom

A spacious master suite featuring two double glazed windows to the side, two further windows overlooking the rear, carpet flooring, radiator and three built-in wardrobes.

Bedroom Two

Double glazed windows to the front and side, carpet flooring, radiator and extensive built-in wardrobes.

Bedroom Three

Double glazed window to the front, carpet flooring, radiator, exposed beams and fitted cabinets.

Bedroom Four

Double glazed window to the front, wood-effect flooring, radiator and fitted vanity wash basin.

Bedroom Five

Double glazed window to the front, carpet flooring, radiator and exposed beams.

Shower Room

Double glazed window to the side, low level WC, pedestal wash hand basin, a shower enclosure with glazed screen, grey wood-

effect flooring, radiator and partly tiled walls.

Bathroom

Double glazed window to the rear, low level WC, pedestal wash hand basin, a bath with shower attachment, tiled-effect flooring, partly tiled walls and radiator.

Outside:

Grounds

Accessed via a long, shared, private drive leading to gated grounds, the property occupies a secluded plot approaching one acre. The grounds are predominantly laid to lawn and wrap around the property, bordered by mature hedging, established fruit trees and shrubs, creating complete privacy from neighbouring properties. Fruit trees further enhance the attractive environment, while extensive lawns provide excellent recreational space for families. A raised decking terrace is accessed directly from the living room and offers an ideal setting for outdoor dining and entertaining. Additional features include an outside tap, external power supply, septic tank, summer house and garden shed.

Barn

A substantial detached barn currently utilised for storage and divided into two sections. The building offers scope for refurbishment or conversion into a separate dwelling, holiday let, annex or business space, subject to obtaining the necessary planning permissions.

Outbuilding

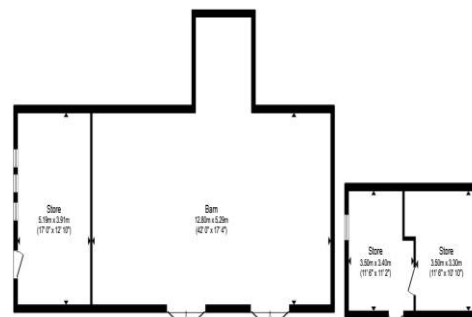
Additional brick-built outbuilding currently housing the oil tank and providing further storage space.

Parking

Extensive gravel driveway with gated entrance and circular turning area, providing ample parking for numerous vehicles.



Ground Floor



Outbuilding



First Floor

Total floor area 226.3 m² (2,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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**Woodley Hall Paper, Mill Lane,
Bramford, Ipswich**

- Charming five-bedroom detached cottage, dating back to the 1700's
- Plot approaching one acre
- Character features throughout
- Separate barn with conversion potential (STPP)
- Four spacious reception rooms including study

Tenure: Freehold EPC Rating: F
Council Tax Band: G

£700,000



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Property Ref:
IPS121953 - 0002

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